CHAPTER 10-18. DEVELOPMENT FEES

Note: This entire Chapter was adopted by Ordinance No. 2008-28, 11-18-2008.

DIVISION 10-18-001. IN GENERAL

10-18-001-0001. PURPOSE AND INTENT

- A. The purposes and intent of these development fee procedures are:
 - 1. To establish uniform procedures for the imposition, calculation, collection, expenditure and administration of development fees imposed on new development;
 - 2. To assure that new development contributes its fair share towards the costs of public facilities reasonably necessitated by such new development;
 - 3. To ensure that new development reasonably benefits from the provision of the public facilities provided with the proceeds of development fees;
 - 4. To ensure that all applicable legal standards and criteria are properly incorporated in these procedures.
 - 5. To ensure that all applicable procedures and requirements of Arizona Revised Statutes § 9-463.05 have been met.

10-18-001-0002. **DEFINITIONS**

Except as otherwise indicated, the words or phrases used in this Chapter shall have the meaning prescribed in Chapter 10-14 of Land Development Code of the City of Flagstaff:

- A. **APPLICANT.** Any person who files an application with the City for a building permit.
- B. **APPROPRIATION OR TO APPROPRIATE.** An action by the City to provide specific public facilities funded by development fees. Appropriation shall include, but shall not necessarily be limited to: execution of a contract or other legal instrument for construction of a capacity-enhancing public facility using development fee funds in whole or in part; and/or actual expenditure of development fee funds through payments made from a development fee account.
- C. **DEVELOPMENT FEE.** A fee adopted pursuant to Arizona Revised Statutes § 9-463.05 which is imposed on new development on a pro rata basis in connection with and as a condition of the issuance of a building permit and which is calculated to defray all or a portion of the costs of the public facilities required to accommodate new development at City-designated level of service ("LOS") standards and which reasonably benefits the new development.
- D. **FIRE PROTECTION DEVELOPMENT FEE.** A development fee imposed on new residential and non-residential development to fund the proportionate share of the Public Facility costs of buildings and apparatus, including vehicles, trucks, pumpers, water tenders, and other fire protection services, facilities, and equipment, created by new development.
- E. **INFRASTRUCTURE IMPROVEMENT PLAN** ("IIP"). A plan, included in the Infrastructure Improvement Plan and Development Fee Study, which estimates future necessary public services and facilities required as a result of new development and forecasts the capital costs to the City of providing the Public Facility improvements needed to meet those needs. The IIP includes Public Facilities and Public Facility Expenditures on the City's Capital Improvement Plan ("CIP").

- F. INFRASTRUCTURE IMPROVEMENT PLAN AND DEVELOPMENT FEE STUDY ("IIP AND FEE STUDY"). A report prepared in support of Ordinance No. 2008-28 by TischlerBise, dated August 28, 2007, which report sets forth the methodology and basis for the calculation of the impact of new development and the proper and proportional amount of the development fee to be assessed against new development as required by Arizona Revised Statutes § 9-463.05(C).
- G. **NEW DEVELOPMENT.** Any new construction, reconstruction, redevelopment, rehabilitation, structural alteration, structural enlargement, structural extension, or new use which requires a building permit or any change in use of an existing building, structure, or lot requiring any form of City approval, which increases the demand for one (1) or more Public Facilities, except as otherwise provided in §10-18-001-0003 of this Chapter.
- H. **OFFICE.** See Section 10-03-002-0005.A.
- I. **OFFSET.** A waiver, reimbursement, or credit of certain required development fees, pursuant to § 10-18-002-0003, in exchange for the provision by the applicant of, among other things, monetary contributions, dedication of land, or actual construction of all or part of a Public Facility included within the first five years of the City's IIP.
- J. **POLICE PROTECTION DEVELOPMENT FEE.** A development fee imposed on new residential and non-residential development to fund the proportionate share of the Public Facility costs created by new development for law enforcement buildings, vehicles, and equipment created by new development.
- K. PUBLIC FACILITY EXPENDITURES. Amounts appropriated in connection with the provision of Public Facilities, including capital infrastructure, improvements, real property, engineering and architectural services, financing, other capital costs and associated appurtenances, equipment, vehicles, furnishings, and other personalty.
- L. **SINGLE-FAMILY DETACHED DWELLING.** Means a dwelling designed and used for single-family use as defined in Section 10-03-002-0003.
- M. **WORKFORCE HOUSING PROJECT.** Means a residential development that is restricted to residents, or potential residents, who earn up to one hundred and fifty (150) percent of the Area Median Income for their family size, when they are spending no more than thirty five (35) percent of their gross income on housing.

10-18-001-0003. GENERAL PROVISIONS; APPLICABILITY:

- A. Term. This Chapter and the procedures established herein shall remain in effect unless and until repealed, amended or modified by the Mayor and City Council in accordance with applicable state law and the City Code, ordinances and resolutions.
- B. Affected Area. Development fees shall be imposed on all new development within the municipal limits of the City of Flagstaff.
- C. Type of Development Affected. This Chapter shall apply to all new development.
- D. Type of Development Not Affected. This Chapter shall not apply to:
 - 1. Existing Building Permit Applications. No development fee shall be imposed on new development for which a building permit application has been submitted prior to the effective date of this chapter adopted under Ordinance No. 2008-28.
 - 2. No Net Increase in Dwellings. No development fee shall be imposed on any new residential development that does not result in the creation of a new dwelling.

- 3. No Net Increase in Non-Residential Square Footage. No development fee shall be imposed on any new non-residential development that does not result in the creation of new square footage or hotel room, unless the new non-residential development increases the demand for public facilities for which development fees are being imposed.
- 4. Other Uses. No development fee shall be imposed on a use, development, project, structure, building, fence, sign or other activity, whether or not a building permit is required, which does not result in an increase in the demand for public facilities.
- 5. Development Agreements. Development projects that are the subject of a development agreement containing provisions in conflict with this Article, but only to the extent of the conflict or inconsistency.
- 6. Development by Other Governmental Entities. Pursuant to Arizona Revised Statutes § 9-500.18, no development fee, other than fees assessed or collected for streets and water and sewer utility functions, shall be collected from a State of Arizona school district or a charter school.
- E. Effect of Payment of Development Fees on Other Applicable City Land Use, Zoning, Platting, Subdivision or Development Regulations.
 - The payment of development fees shall not entitle the applicant to a building permit unless all
 other applicable land use, zoning, planning, platting, subdivision or other related requirements,
 standards and conditions have been met. Such other requirements, standards and conditions are
 independent of the requirement for payment of a development fee.
 - 2. This Chapter shall not affect, in any manner, the permissible use of property, density/intensity of development, design and improvement standards or other applicable standards or requirements of the City of Flagstaff Land Development Code, which shall be operative and remain in full force and effect without limitation.
- F. Amendments. This Chapter may be amended from time to time by the City Council, provided that updates to the Infrastructure Improvement Plan and Development Fee Study are completed, as required by law, and the requirements for public notice and hearings are met as set forth herein and in Arizona Revised Statutes § 9-463.05.
- G. Effect of Imposition of Development Fees in a Community Facilities District. In calculating and imposing a development fee applicable to land in a community facilities district established under Arizona Revised Statutes, Title 48, Chapter 4, Article 6, the City shall take into account all public infrastructure provided by the district and capital costs paid by the district for necessary Public Facilities and services and shall not assess a portion of the development fee based on the infrastructure or costs.

DIVISION 10-18-002. PROCEDURES FOR IMPOSITION, CALCULATION AND COLLECTION OF DEVELOPMENT FEES

10-18-002-0001. IN GENERAL:

An applicant shall be notified by the City of the applicable development fee requirements at the time of application for a building permit. Development fees shall be calculated by the City at the time of application for a building permit and shall be paid by the applicant prior to the issuance of a building permit, unless provided for otherwise by development agreement in accordance with Section 10-18-002-0004 of this Chapter.

10-18-002-0002. CALCULATION:

A. Upon receipt of an application for a building permit, the City shall determine (a) whether it is a residential or non-residential use, (b) the specific category of residential or non-residential development, if applicable,

- (c) if residential, the number of new dwellings, and (d) if non-residential, the number of new or additional square feet of gross floor area or hotel rooms of the proposed use.
- B. Upon receipt of an application for a building permit, the City shall determine whether the development proposed involves a change in use. In such cases, the development fee due shall be based only on the incremental increase in the fee for the additional public facilities needed for the change in use.
- C. After making these determinations, the City shall calculate the demand for the Public Facility created by the new development for each Public Facility category for which a development fee is being imposed and shall calculate the applicable development fee by multiplying the demand added by the new development by the amount of the applicable development fee per unit of development, incorporating any applicable offset.
- D. If the type of land use proposed for new development is not expressly listed in the particular development fee ordinance and schedule, the City shall:
 - 1. Identify the most similar land use type listed and calculate the development fee based on the development fee for the land use identified;
 - 2. Identify the broader land use category within which the specified land use would apply and calculate the development fee based on the development fee for that land use category; or
 - 3. At the option of the applicant or Planning Director, determine the basis used to calculate the fee pursuant to an independent impact analysis for development fee calculation. Whether initiated by the applicant or the Planning Director, the following shall apply:
 - a. The applicant shall be responsible, at its sole expense, for preparing the independent impact analysis, which shall be reviewed for approval by the Planning Director, and, if appropriate, the Director of Public Works or other City staff or officials, prior to payment of the fee.
 - b. The independent impact analysis shall measure the impact that the proposed development will have on the particular Public Facility at issue, and shall be based on the same methodologies used in the Infrastructure Improvement Plan and Development Fee Study report, and shall be supported by professionally acceptable data and assumptions.
 - c. After review of the independent impact analysis submitted by the applicant, the Planning Director shall accept or reject the analysis and provide written notice to the applicant of its decision. If the independent impact analysis is rejected, the written notice shall provide an explanation of the insufficiencies of the analysis.
 - d. The final decision of the Planning Director may be appealed pursuant to Division 10-18-004 of this Chapter.
- E. The calculation of development fees due from a multiple-use new development shall be based upon the aggregated demand for each Public Facility generated by each land use type in the new development.
- F. The calculation of development fees due from a phased new development shall be based upon the demand generated by each specific land use within the phase of development for which a separate building permit is requested.
- G. Development fees shall be calculated based on the development fee amount in effect at the time of application for a building permit.

10-18-002-0003 OFFSETS:

A. Offsets against the amount of a development fee due from a new development shall be provided for the required dedication of public sites, improvements, and other necessary public services included within the

first five (5) years of the City's Infrastructure Improvement Plan or for which the Mayor and City Council determine by resolution to include in the IIP during the immediately scheduled amendment thereto.

- B. The amount of the offset to be given as a result of the dedication or construction of a public facility is to be calculated as the lower of the following:
 - 1. The amount of the development fee due pursuant to this Chapter;
 - 2. The actual verified costs of dedication or construction.
- C. Actual verified costs shall be calculated as follows:
 - 1. Construction of facilities and provision of equipment. The offset must be equal to the actual cost of construction or equipment, as evidenced by receipts and other sufficient documentation provided by the developer of the public facility and verified by the City.
 - 2. Dedication of land. The offset is to be based on the fair market value of the land as determined by a certified property appraiser hired and paid for by the applicant. If the City rejects the applicant's appraisal, the City may hire and pay for a second appraiser to appraise the property. If either party rejects the second appraisal, a third appraisal may be performed by an appraiser chosen by the first and second appraisers, the costs of which are to be shared equally by the City and the applicant. The third appraisal is binding on both parties. All appraisals must be consistent with generally-accepted appraisal techniques and the date of valuation must be the date of transfer to the City.
- D. The amount of an excess contribution, if any, shall be determined by the City upon receipt of a request for an offset; provided, however, that (a) the City will grant no offset for excess contributions from development fee funds unless and until the particular development fee account has sufficient revenue to make the offset without jeopardizing the continuity of the City's Infrastructure Improvement Plan and (b) the excess contribution may not be transferred or credited to any other category of Public Facility development fees calculated to be due from that development. However, nothing herein shall prohibit the City from contributing non-development fee funding to a developer's excess contribution. The determination of the eligibility for and the amount of the offset shall be made by the City. If the applicant contends that any aspect of the City's decision constitutes an abuse of discretion, the applicant shall be entitled to appeal pursuant to Division 10-18-004 of this Chapter.
- E. Offsets for dedication of land or provision of public facilities shall be applicable only as to development fees imposed for the same types of Public Facilities that are proposed to be dedicated or provided. Even if the value of the dedication of land or provision of a Public Facility exceeds the development fee due for the type of Public Facility, the excess value may not be transferred to development fees calculated to be due from the applicant for other types of public facilities for which development fees may be imposed. Offsets may, however, be transferred to the same applicant or to other applicants for new development that are proposed within the final approved platted area of the same development and for the same type of Public Facility.

10-18-002-0004 COLLECTION:

- A. Except as provided by Section 10-18-002-0004.B., below, the City shall collect all applicable development fees at the time of issuance of a building permit and shall issue a receipt to the applicant for such payment unless:
 - 1. The applicant is entitled to a full offset;
 - 2. The applicant is not otherwise subject to the payment of a development fee; or
 - 3. The applicant has filed an appeal and a bond, letter of credit, or other form of assurance approved by the City Attorney and Finance Director in the amount of the development fee, as calculated by the City.

B. As an alternative to collecting development fees at the time of issuance of a building permit, the City and a developer may enter into a development agreement authorizing the payment of development fees by developers of residential dwelling units at another time, except that in no case shall development fees be paid later than fifteen (15) days after the issuance of a certificate of occupancy. If a development agreement provides for the deferral of development fee payments, the agreement shall provide for the value of any deferred fees to be secured by bond, letter of credit, or other form of assurance approved by the City Attorney and Finance Director.

DIVISION 10-18-003. ESTABLISHMENT OF DEVELOPMENT FEE ACCOUNTS; APPROPRIATION OF DEVELOPMENT FEE FUNDS; AND REFUNDS

10-18-003-0001. DEVELOPMENT FEE ACCOUNTS:

The City shall establish a development fee account for each category of public facilities for which development fees are imposed. Such account shall clearly identify the category, account, or fund for which the development fee has been imposed. All development fees collected by the City shall be deposited into the appropriate development fee account, which shall be interest bearing. All interest earned on monies deposited to such account shall be credited to and shall be considered funds of the account. The funds of each such account shall be capable of being accounted for separately from all other City funds. The City shall establish and implement necessary accounting controls to ensure that the development fee funds are properly deposited, accounted for and appropriated in accordance with this Chapter, Arizona Revised Statutes § 9-463.05, and any other applicable legal requirements.

10-18-003-0002. APPROPRIATION OF DEVELOPMENT FEE FUNDS:

- A. In General. Subject to the provisions of Section 10-18-003-0002.B., below, development fee funds may be appropriated for Public Facilities, Public Facility expenditures, and the payment of principal, interest and other financing costs on contracts, bonds, notes or other obligations issued by or on behalf of the City to finance Public Facilities and Public Facility Expenditures.
- B. Restrictions on Appropriations. Development fees shall not be appropriated for maintenance or repair of Public Facilities nor for operational or personnel expenses associated with the provision of Public Facilities. Development fees shall be appropriated only:
 - 1. For Public Facilities programmed within the first five (5) years of the City's Infrastructure Improvement Plan or for which the Mayor and City Council determine by resolution to include in the IIP during the immediately scheduled amendment thereto;
 - 2. For the particular Public Facility for which they were imposed, calculated and collected;
 - 3. Within six (6) years of the beginning of the Fiscal Year immediately succeeding the date of collection, unless such time period is extended as provided herein.
- C. Appropriation of Development Fee Funds Beyond Six (6) Years of Collection. Notwithstanding subsection B. of this Section, development fee funds may be appropriated beyond six (6) years from the beginning of the Fiscal Year immediately succeeding the date of collection if the appropriation is for a Public Facility that requires more than six (6) years to plan, design and construct. The City shall document compliance with the provisions of this paragraph.

10-18-003-0003. PROCEDURE FOR APPROPRIATION OF DEVELOPMENT FEE FUNDS:

A. Each year the City shall identify Public Facility projects anticipated to be funded in whole or in part with development fees. The Public Facility recommendations shall be based upon the development fee annual reports set forth in Division 10-18-006 of this Chapter, and such other information as may be relevant, and may be part of the City's annual budget and infrastructure improvements planning process.

- B. The recommendations shall be consistent with the provisions of this Chapter, the particular Public Facility development fee ordinances, Arizona Revised Statutes § 9-463.05, other applicable legal requirements, and any guidelines adopted by the Mayor and City Council.
- C. The Mayor and City Council may include public facilities funded with development fees in the City's annual budget and Infrastructure Improvement Plan. If included, the description of the Public Facility shall specify the nature of the facility, the location of the Public Facility, the capacity to be added by the Public Facility, the need/demand for the Public Facility and the anticipated timing of completion of the Public Facility.
- D. The Mayor and City Council may authorize Public Facilities funded by development fees at such other times as it deems necessary and appropriate by a majority vote of the City Council.

10-18-003-0004 REFUNDS:

A. Eligibility.

- 1. Expiration or Revocation of Building Permit. An applicant who has paid a development fee for a new development for which the necessary building permit has expired or for which the building permit has been revoked prior to construction shall be eligible to apply for a refund of development fees paid.
- 2. Failure of City to Appropriate Development Fee Funds Within Time Limit. The current property owner may apply for a refund of development fees paid by an applicant if the City has failed to appropriate the development fees collected from the applicant within the time limit established in Section 10-18-003-0002.
- 3. Abandonment of Development After Initiation of Construction. An applicant who has paid a development fee for a new development for which a building permit has been issued and pursuant to which construction has been initiated, but which construction is abandoned prior to completion and issuance of a certificate of occupancy, shall not be eligible for a refund unless the uncompleted building is completely demolished.
- B. Administrative Fee. A five (5) percent administrative fee, not to exceed two hundred (200) dollars, shall be deducted from the amount of any refund granted and shall be retained by the City in the appropriate development fee account to defray the administrative expenses associated with the processing of a refund application.
- C. To Whom. Except as provided in subsection A.1 and A.3 of this Section, refunds shall be made only to the current owner of property on which the new development was proposed or occurred.
- D. Processing of Applications for a Refund. Applications for a refund shall include all information required in subsections E. or F. of this Section, as appropriate. Upon receipt of a request for a refund, the City shall review the application and documentary evidence submitted by the applicant as well as such other information and evidence as may be deemed relevant, and make a determination as to whether a refund is due. Refunds by direct payment shall be made following an affirmative determination by the City.
- E. Due to Abandonment. Applications for refunds due to abandonment of a new development prior to completion shall be made within one hundred and eighty (180) days following expiration or revocation of the building permit. The applicant shall submit the following:
 - 1. Evidence that the applicant is the property owner or the duly designated agent of the property owner:
 - 2. The amount of the development fees paid by Public Facility category and receipts evidencing such payments; and

- 3. Documentation evidencing the expiration or revocation of the building permit or approval of demolition of the structure pursuant to a valid City-issued demolition permit. No interest shall be paid by the City in calculating the amount of the refunds.
- F. Due to Timeliness. Applications for refunds due to the failure of the City to appropriate development fees collected from the applicant within the time limits established in Section 10-18-003-0002 shall be made within one (1) year following the expiration of such time limit. The applicant shall submit:
 - 1. Evidence that the applicant is the property owner or the duly designated agent of the property owner;
 - 2. The amount of the development fees paid by Public Facility category and receipts evidencing such payments; and
 - 3. Description and documentation of the City's failure to appropriate development fee funds for relevant public facilities.

DIVISION 10-18-004. APPEALS

10-18-004-0001. INITIATION:

- A. An appeal from any decision of a City official pursuant to this Chapter shall be made to the Mayor and City Council by filing a written appeal with the City Clerk within thirty (30) days following the decision which is being appealed. Pursuant to Arizona Revised Statutes § 9-462.08, the Mayor and City Council may appoint a hearing officer to hear the appeal, in which case the hearing officer shall have the authority to conduct hearings as required by this Chapter.
- B. If the notice of appeal is accompanied by a bond, letter of credit, or other form of assurance satisfactory to the City Attorney and the Finance Director in an amount equal to the development fee calculated to be due, a building permit may be issued to the new development.
- C. The filing of an appeal shall not stay the imposition or the collection of the development fee as calculated by the City unless a bond, letter of credit, or other form of assurance satisfactory to the City Attorney and the Finance Director in an amount equal to the development fee calculated to be due has been provided.

10-18-004-0002. BURDEN OF PROOF:

The burden of proof shall be on the appellant to demonstrate that the decision of the City is erroneous.

10-18-004-0003. CONTENTS:

All appeals shall detail the specific grounds therefor and all other information necessary for a determination.

10-18-004-0004. DECISION:

- A. The Mayor and City Council shall:
 - 1. Determine whether there is an error in an order, requirement or decision made by a City official in the enforcement of this Chapter, and/or
 - 2. Determine whether the fee would amount to a taking of private property or otherwise violate the constitutional rights of the applicant pursuant to Arizona or federal law.
- B. Based on the information provided at the hearing, reverse or affirm, wholly or partly, or modify the order, requirement or decision of the City official appealed from and make such order, requirement, decision or determination as necessary.

C. The Mayor and City Council shall render a decision on the appeal within ninety (90) days after the filing of the appeal.

DIVISION 10-18-005. EXEMPTIONS

10-18-005-0001. ELIGIBILITY FOR EXEMPTIONS:

Exemptions from the payment of development fees as otherwise required by this Chapter may be granted for Workforce Housing Projects, as defined herein.

10-18-005-0002. FILING OF APPLICATION:

Petitions for exemptions to the application of the provisions of this Chapter shall be filed with the Mayor and City Council.

10-18-005-0003. EFFECT OF GRANT OF EXEMPTION WAIVER:

If the Mayor and City Council grant an exemption in whole or in part of development fees otherwise due, the amount of the development fees exempted shall be provided by the City from non-development fee funds, and such funds shall be deposited in the appropriate development fee account within a reasonable period of time consistent with the applicable City Infrastructure Improvement Plan.

DIVISION 10-18-006. ANNUAL REVIEW AND ADJUSTMENTS

10-18-006-0001. ANNUAL REVIEW:

- A. Within ninety (90) days following the end of each fiscal year, the City shall file a copy of an annual report with the City Clerk. Copies of the annual report shall be made available to the public on request. The annual report may contain financial information that has not been audited. If the annual report is not filed with the City Clerk as provided by this paragraph, the City shall not collect development fees until the annual report is filed.
- B. The annual report must include the following:
 - 1. The amount assessed by the City for each type of development fee;
 - 2. The balance of each development fee account maintained for each type of development fee assessed as of the beginning and end of the fiscal year;
 - 3. The amount of interest or other earnings on the monies in each development fee account as of the end of the fiscal year;
 - 4. The amount of development fee monies used to repay:
 - a. Bonds issued by the City to pay the cost of a public facility project that is the subject of a development fee assessment.
 - b. Monies advanced by the City from funds other than development fee accounts established for development fees in order to pay the cost of a public facility project that is the subject of a development fee assessment.
 - 5. The amount of development fee monies spent on each public facility project that is the subject of a development fee assessment and the physical location of each public facility project.

- 6. The amount of development fee monies spent for each purpose other than a public facility project that is the subject of a development fee assessment.
- C. At least once every year not later than July 1st of each year, beginning July 1, 2009, and prior to City Council adoption of the Annual Budget and Capital Improvements Plan, the City Manager or his designee shall coordinate in the preparation of a report on the subject of development fees, which may include any or all of the following:
 - 1. Recommendations for amendments, if appropriate, to this Chapter;
 - 2. Proposed changes to the City of Flagstaff General Plan or a Specific Plan and/or an applicable Infrastructure Improvements Plan, including the identification of additional Public Facility projects anticipated to be funded wholly or partially with development fees;
 - 3. Proposed changes to development fee schedules as set forth in the ordinances imposing and setting development fees for particular public facilities;
 - 4. Other data, analysis or recommendations as the City Manager or appropriate designee may deem appropriate, or as may be requested by the Mayor and City Council.
- D. Amendments to the Infrastructure Improvement Plan shall be pursuant to public hearing and notice requirements, as applicable, set forth in Arizona Revised Statutes § 9-463.05(D).

10-18-006-0002. ANNUAL ADJUSTMENTS:

- A. On July 1, 2009, and on July 1st of each year thereafter in which this Chapter is in effect, the amount of any development fee may be automatically adjusted to account for inflationary increases in the cost of providing public facilities utilizing the most recent 20-city annual national average data from the Engineering News Record Construction Cost Index.
- B. After providing thirty (30) days public notice of the adjustment, the Finance Director shall make the automatic annual adjustment.
- C. Nothing herein shall prevent the City Council from electing to retain existing development fees or from electing to waive the inflation adjustment for any given fiscal year.

DIVISION 10-18-007. POLICE PROTECTION DEVELOPMENT FEE

10-18-007-0001. DEVELOPMENT FEE FOR RESIDENTIAL DEVELOPMENT:

Development Type	per Dwelling Unit
Single-Family, Detached	\$261
Multi-Family	\$207
All Other Housing	\$251

10-18-007-0002. DEVELOPMENT FEE FOR NONRESIDENTIAL DEVELOPMENT:

Development Type of Gross Floor Area or room	per 1,000 sq.ft.
Comm./Shopping Center 25,000 sq.ft. or less	\$1.03
Comm./Shopping Center 25,001-50,000 sq.ft.	\$0.74
Comm./Shopping Center 50,001-100,000 sq.ft.	\$0.74
Comm./Shopping Center 100,001-200,000 sq.ft.	\$0.64
Comm./Shopping Center over 200,000 sq.ft.	\$0.54
Office 10,000 sq.ft. or less	\$0.38
Office 10,001-25,000 sq.ft.	\$0.30
Office 25,001-50,000 sq.ft.	\$0.26
Office 50,001-100,000 sq.ft.	\$0.22
Office over 100,000 sq.ft.	\$0.19
Business Park	\$0.21
Light Industrial	\$0.12
Warehousing	\$0.08
Manufacturing	\$0.06
Hotel (per room)	\$93.00

DIVISION 10-18-008. FIRE PROTECTION DEVELOPMENT FEE

10-18-008-0001. DEVELOPMENT FEE FOR RESIDENTIAL DEVELOPMENT:

Development Type	per Dwelling Unit
Single-Family, Detached	\$444
Multi-Family	\$352
All Other Housing	\$428

10-18-008-0002. DEVELOPMENT FEE FOR NONRESIDENTIAL DEVELOPMENT:

Development Type of Gross Floor Area or room	Per 1,000 sq.ft.
Comm./Shopping Center 25,000 sq.ft. or less	\$1.09
Comm./Shopping Center 25,001-50,000 sq.ft.	\$0.94
Comm./Shopping Center 50,001-100,000 sq.ft.	\$0.79
Comm./Shopping Center 100,001-200,000 sq.ft.	\$0.67
Comm./Shopping Center over 200,000 sq.ft.	\$0.57
Office 10,000 sq.ft. or less	\$0.40
Office 10,001-25,000 sq.ft.	\$0.32
Office 25,001-50,000 sq.ft.	\$0.28
Office 50,001-100,000 sq.ft.	\$0.23
Office over 100,000 sq.ft.	\$0.20
Business Park	\$0.22
Light Industrial	\$0.12
Warehousing	\$0.09
Manufacturing	\$0.07
Hotel (per room)	\$99.00

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